

6 700 000 €

**Buying bastide**

**Surface : 1700 m²**

**Surface of the land : 95000 m²**

**Year of construction : 1700**

**Exposition : Sud est**

**View : Parc**

**Inner condition : to renovate**

**Amenities :**

pool, pool house, Cheminée, Bedroom on ground floor, Laundry room, Automatic gate, calm

12 bedroom

4 terraces

2 garages

30 parkings

4 cellars

**Legal information**

6 700 000 € fees included

3,08% VAT of fees paid by the buyer (6 500 000 € without fees), no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr).



## Bastide 493 Aix-en-Provence

This magnificent 18th century bastide stands in the heart of vast meadows and fields of vines on an estate of 9.5 hectares only 25mn North of Aix en Provence. This enchanting setting, where nature and architecture blend harmoniously, is planted with plane trees, oaks and chestnut trees, as well as fountains with statues from the 17th century, and several ponds creating a peaceful atmosphere. The bastide, with its three levels and a living area of nearly 1,200 square meters, offers numerous refined spaces. Next to the bastide, the caretaker's house has a kitchen, a living room and a bathroom on the ground floor, as well as a bedroom upstairs. A large reception room, adjoining this house, includes a vaulted cellar, an entrance, kitchen areas, as well as a large office and storage areas. A pavilion near the swimming pool, currently used as an office, can be transformed into a guest house. A workshop is also present on the property. The buildings...

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